



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MND, MNR, MNSD, MNDC, FF

Introduction

This hearing was scheduled to deal with cross applications. The tenant applied for a Monetary Order for return of the security deposit and compensation for damage or loss under the Act, regulations or tenancy agreement. The landlords applied for a Monetary Order for damage to the rental unit; unpaid rent; and, authorization to retain the security deposit.

At the outset of the hearing, I determined the tenant's evidence, namely photographs of the rental unit taken near the end of the tenancy, had not been received by the landlords because the landlords had moved and not updated their service address. I informed the parties that I would proceed to hear matters unrelated to damage to the rental unit and deal with the damage claim at a later time in order to permit the landlords to receive the tenant's evidence. However, after both parties had an opportunity to make submissions, the parties indicated a desire reach a settlement agreement during this hearing time and consider their disputes closed. I have recorded the settlement agreement reached by the parties during the hearing by way of this decision and the Monetary Order that accompanies it. As these disputes are now considered resolved it is unnecessary to adjourn the hearing.

Issue(s) to be Decided

What are the terms of the settlement agreement?

Background and Evidence

The parties reached the following agreement in full satisfaction of their respective Applications:

1. The tenant shall pay to the landlords the sum of \$775.00.
2. The landlords shall retain the security deposit.

3. The tenant shall make arrangements with the landlords to pick-up the remainder of her possessions at the residential property within two weeks of this date.

Analysis

Pursuant to section 63 of the Act, I have the authority to assist parties in reaching a settlement agreement during the hearing and to record a settlement agreement in the form of a decision or order.

I have accepted and recorded the settlement agreement reached by the parties during this hearing and make the terms an Order to be binding upon both parties. I have provided the landlords with a Monetary Order in the amount of \$775.00 to serve and enforce as necessary.

Conclusion

The parties resolved their disputes by way of a settlement agreement that I have recorded by way of this decision and the Monetary Order that accompanies it.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: November 12, 2013

Residential Tenancy Branch

